


New Quincy Center Redevelopment Quincy, Massachusetts

Draft Environmental Impact Report April 30, 2012

PROPOSERS:

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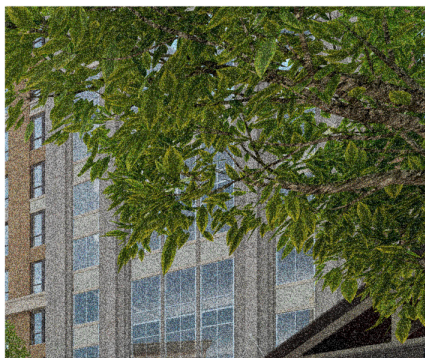


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PREPARED BY:



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Stephenson Design Group, LLC

Civil Engineering - Strategic Planning - Municipal Services

April 30, 2012

Secretary Richard K. Sullivan Jr.
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114

Attn: Rick Bourré, Assistant Director

RE: Draft Environmental Impact Report
New Quincy Center Redevelopment
Quincy, Massachusetts

RECEIVED

APR 30 2012

MEPA

Dear Secretary Sullivan:

On behalf of the City of Quincy and its designated redeveloper, Hancock Adams Associates, LLC (collectively, "the Proponents"), we are pleased to submit two copies of the Draft Environmental Impact Report (DEIR) for the proposed New Quincy Center Redevelopment (the "Project") for your review and consideration. This DEIR represents the shared commitment of the Proponents to revitalize Quincy Center in an environmentally sensitive and responsible manner, and in compliance with the goals of the Quincy Center Urban Revitalization District and Development Plan (URDP).

The Project represents the culmination of decades of planning efforts within the City of Quincy that will facilitate the construction of approximately 3.7 million square feet of high density, mixed-use redevelopment within the City's 55-acre Urban Revitalization District (URD). The Project will transform approximately 31 acres of degraded and underutilized URD into a thriving, transit-oriented, high density, mixed-use redevelopment, consisting of new office, residential, hotel, institutional and various retail uses. The Project has a distinctive pedestrian focus, centered on the adjacent Quincy Center Massachusetts Bay Transportation Authority (MBTA) Station, while also providing significant new streetscape improvements, public open spaces and traffic calming measures to accomplish the goals of the Quincy Center Urban Revitalization and Development Plan.

As detailed in this DEIR, the Project presents a unique opportunity to implement recognized national, state and regional planning and environmental priorities. The Proponents have committed to constructing the Project with the target of achieving a LEED-ND certified silver rating, as outlined in the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design – Neighborhood Development (LEED –ND 2009) rating system. Furthermore, the Project will provide the opportunity to comprehensively implement many of the Metropolitan Area Planning Council's (MAPC's) MetroFuture goals and objectives as well as the Commonwealth's Sustainable Development Principles in a large-scale, integrated redevelopment project.


This DEIR has been prepared in accordance with 301 CMR 11.07 and addresses issues and concerns outlined in the Secretary's Certificate and agency comment letters.

We anticipate that the Draft EIR will be noticed in the Environmental Monitor on May 9, 2012, commencing the 30 day public comment period ending on June 8, 2012. Copies of the DEIR have been distributed to the attached distribution list (Appendix A) per the requirements of the MEPA regulations.

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We look forward to working with you and your staff through the MEPA process. If you have any questions on the enclosed materials, or need additional information, please feel free to contact me at 617-695-7795.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Stephenson', with a stylized flourish at the end.

Jon D. Stephenson, PE, LEED AP
Principal

CC: Dennis Harrington – Planning Director, City of Quincy
Steve Chrusciel – Street-Works Development
Lucy Wildrick – Street-Works Development
Chris Lucas – Lucas Environmental, LLC
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See DEIR Distribution List in Appendix A

Attachments



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Figure 10.3.2 – Construction Step 3 - Buildings and Streetscape

Chapter 11 – Mitigation Summary

None

Chapter 12 – Response to Comments

None



ACRONYM TABLE

ACRONYM TABLE	
Abbreviation	Description
AAB	Architectural Access Board
ACEC	Area of Critical Environmental Concern
ADA	Americans with Disabilities Act
ANRAD	Abbreviated Notice of Resource Area Delineation
ATR	Automatic Traffic Recorder
BLSF	Bordering Land Subject to Flooding
BMP	Best Management Practices
BPAB	Burgin Parkway Access Bridge
BRP	Bureau of Resource Protection
BVW	Bordering Vegetated Wetland
NERO	Northeast Regional Office
CAC	Citizens Advisory Committee
CO ₂	Carbon Dioxide
COC	Certificate of Consistency
CGP	Construction General Permit
CHP	Combined Heat and Power
CMAQ	Congestion Mitigation and Air Quality
CZM	Coastal Zone Management
DCR	Department of Conservation & Recreation
DCV	Demand Control Ventilation
DHCD	Department of Housing & Community Development
DEIR	Draft Environmental Impact Report
DEQE	Department of Environmental Quality Engineering
DIF	District Improvement Financing
DOER	Department of Energy Resources
EACC	Massachusetts Economic Assistance Coordinating Council
EDR	Environmental Data Resources
EEA	Executive Office of Energy and Environmental Affairs
EEM	Energy Efficiency Measure
EER	Energy Efficiency Ratio
EIR	Environmental Impact Report
EM	Environmental Monitor
EMS	Energy Management System
ENF	Environmental Notification Form
EPA	Environmental Protection Agency
ERP	Environmental Results Program
ERV	Energy Recovery Ventilation
FEIR	Final Environmental Impact Report

ACRONYM TABLE	
Abbreviation	Description
GHG	Greenhouse gas
GPD	Gallons per day
HAA	Hancock Adams Associates, LLC
HPP	High Priority Projects
HSIP	Highway Safety Improvement Program
HVAC	Heating, Ventilation, and Air Conditioning
I-Cubed	Infrastructure Investment Incentive Program
IECC	International Energy Conservation Code
ITE	Institute of Transportation Engineers
LDA	Land Disposition Agreement
LE	Lucas Environmental, LLC
LED	Light Emitting Diode
LPD	Light Power Density
LOS	Level of Service
LUC	Land Use Code
LUWW	Land Under Water Bodies and Waterways
MAPC	Metropolitan Area Planning Council
MassDEP	Massachusetts Department of Environmental Protection
MassDOER	Massachusetts Department of Energy Resources
MassDOT	Massachusetts Department of Transportation
MBTA	Massachusetts Bay Transportation Authority
MDC	Metropolitan District Commission
MEPA	Massachusetts Environmental Policy Act
MEV	Million Entering Vehicles
MGD	Million Gallons per Day
MHC	Massachusetts Historical Commission
MOU	Memorandum of Understanding
MWRA	Massachusetts Water Resources Authority
NAAQS	National Ambient Air Quality Standards
NHESP	Natural Heritage and Endangered Species Program
NOI	Notice of Intent
NO _x	Oxides of Nitrogen
NPC	Notice of Project Change
NPDES	National Pollution Discharge Elimination System
NQC	New Quincy Center
NREL	National Environmental Research Laboratory
NRCS	Natural Resources Conservation Service
OADR	Office of Appeals and Dispute Resolution
ORW	Outstanding Resource Water
PPDU	MassDOT Public/Private Development Unit
PV	Photo Voltaic
QATV	Quincy Access Television
QEN	Quincy Environmental Network



ACRONYM TABLE	
Abbreviation	Description
QC	Quincy Center
QHC	Quincy Historical Commission
RA	Riverfront Area
RAO	Request for Advisory Opinion
RCP	Reinforced Concrete Pipe
SF	Square Feet
SHPO	State Historic Preservation Officer
SIP	State Implementation Plan
SDG	Stephenson Design Group, LLC
SHLO	State Highway Layout
STP	Surface Transportation Program
SWPPP	Stormwater Pollution Prevention Plan
SWD	Street-Works Development, LLC
SOC	Superseding Order of Conditions
TC	Transportation Coordinator
TCSP	Transportation, Community, and System Preservation
TDM	Transportation Demand Management
TIAS	Traffic Impact and Access Study
TIGER	Transportation Investment Generating Economic Recovery
TIP/STIP	Transportation Improvement Program / Statewide Transportation Improvement Program
TMC	Turning Movement Count
TMO	Traffic Management Office
TOD	Transit Oriented Development
TWLT	Two-Way Left-Turn Lane
URC	Urban Renewal Corporations
URDP	Urban Revitalization and Development Plan
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
USGS	United States Geological Survey
V/C	Volume-to-Capacity
VPD	Vehicles per Day
VOC	Volatile Organic Compounds
WPC	Division of Water Pollution Control